

| Code No. and Date Received | Name and Address of Applicant | Description and Location of Proposed Development |
|----------------------------|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| 17/0935/FULL 13.11.2017 | United Welsh Housing Association Mr B Leavy 13 Beddau Way Caerphilly CF83 2AX | Construct 11 No. residential dwellings and associated works Land At Grid Ref 315722 187910 Virginia Park Caerphilly |

APPLICATION TYPE: Full Application

SITE AND DEVELOPMENT

Location: Land opposite Half Acre Court at Virginia Park, Caerphilly.

Site description: The application site is a rectangular parcel of scrub land (0.17 ha) to the rear of the Home Bargains Retail Store, bounded by car parking and servicing areas to the west and north which serve Home Bargains (to the west) and a Medical Centre to the north. The site lies opposite residential dwellings within Half Acre Court to the east and Acre Close/Small Meadow Court to the south.

Development: 11 No. residential dwellings and associated works.

The mix of dwellings proposed are:
3 no. 2 bedroom 4 person dwellings; and
8 no. 1 bedroom 2 person walk up flats.

The proposed site layout has two detached, two storey walk up flats buildings each with a separate flat on ground floor and first floor (plots 1/2 and 3/4) as well as row of walk up flats (plots 5-8) facing eastwards facing Virginia Park Road. A further row of two storey terrace dwellings (plots 9-11) front southwards onto a proposed internal access road/parking court. Parking is provided within the site with spaces located either in front of dwellings or in a small parking area surrounding a turning head at the southern end of the site. A total of 12 parking spaces (including one visitor space) are proposed. A bin store area and amenity space is proposed in between the two terraces.

Dimensions:

Walk up flat buildings (plots 1/2 and 3/4) have a footprint of approximately 5.8m wide by 11.5m deep and a ridge height of 9m.

The terrace of Walk up flats (plots 5-8) has a footprint of approximately 17.5m wide by 7.8m deep and a ridge height of 8m.

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The block of terrace dwellings (Plots 9-11) have a footprint of approximately 17.5m wide by 8.7m deep and a ridge height of 8.6m.

Materials:

Walls: Red Brickwork or render with reconstituted stone string courses and quoins.
Roof: Black fibre cement roof slate.

Ancillary development, e.g. parking: Parking court.

PLANNING HISTORY 2005 TO PRESENT

08/0895/ADV - Erect one aluminium fascia panel, one aluminium wall sign, non-illuminated and one internally applied window graphic - Granted 30.09.08.

POLICY

LOCAL DEVELOPMENT PLAN Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010.

Site Allocation: The site lies within the defined settlement boundary.

Policies: CW2 (Amenity), CW3 (Highways), SP6 (Place making) SP10 (Conservation of Natural Heritage).

NATIONAL POLICY Planning Policy Wales, Technical Advice Note 12: Design, and Technical Advice Note 15 Development and Floor Risk.

SUPPLEMENTARY PLANNING GUIDANCE

Supplementary Planning Guidance note LDP 6 (Better Places to Live), LDP1 (Affordable Housing) and LDP5 (Car Parking Standards).

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? This is a Low risk area, and so it is intended to attach an informative note about mining conditions in the area.

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CONSULTATION

Team Leader Sustainable Development And Living Environment - Given the scale of the development and moreover the proximity of the major development nearby then provided there is access to all the local amenities both existing and planned then there is no need to incorporate any leisure and recreational provisions on this particular development site.

Transportation Engineering Manager - No objections subject to planning conditions to address detailed highway considerations.

Head Of Public Protection - No objection subject to planning conditions to address contamination and mitigation during construction.

Senior Engineer (Land Drainage) - Offers no objections but highlight that the site is situated within an area susceptible to surface water and groundwater flooding and is situated within Flood Zone C2. Recommends that a planning condition requiring drainage details is attached to any permission.

Dwr Cymru - Offer no objection to the development. Recommend conditions and informative notes in relation to drainage.

Police Architectural Liaison Officer - No objections in principle, provides detailed comments on security and safety.

CCBC Housing Enabling Officer - The scheme is providing 100% affordable housing provision. The target on this site is to deliver 40% affordable housing provision. He would require 4 x 1 bed 2 person flats, built to DQR and transferred to UWHA at a transfer value of £48,723.

CCBC - 21st Century Schools - Confirm that there are adequate places at local schools.

Senior Arboricultural Officer (Trees) - Has no objections to the proposed development.

Countryside And Landscape Services - No objection to the principle of this residential development. Recommend planning conditions requiring full Landscaping details and boundary enclosures.

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Natural Resources Wales - Highlight the site is partially within a Flood Zone C2. Advice of Welsh Government is that Highly Vulnerable Development should not be permitted within Zone C2. Notwithstanding this policy advice, the decision as to whether a development is justified is entirely a matter for the Local Planning Authority. As such, they have reviewed the Flood Consequence Assessment (FCA) to enable them to provide the Council with technical advice on the acceptability of flooding consequences in terms of risks to people and property. These comments are included as an annex. In summary, they are satisfied the risks and consequences of flooding can be managed to an acceptable level, subject to the imposition of a suitably worded condition on any permission the Council is minded to grant, to control the final site ground levels.

In the FCA it is proposed to raise the site by 300mm. Based on this site level, the FCA shows:

- The proposed development site is predicted to be flood free during a 1% (1 in 100 year) annual probability fluvial flood event, including an allowance for climate change. This meets the requirements set out in A1.14 of TAN15;
- The proposed development site is predicted to be flood free during a 0.1% (1 in 1000 year) annual probability fluvial flood event. This meets the tolerable limits set out in A1.15 of TAN15;
- Flood water reaches the boundary of the site in approximately 2 hours during a 0.1% (1 in 1000 year) fluvial flood event, from the time of the first breach. This meets the tolerable limits set out in A1.15 of TAN15;
- The highways and paths adjacent to the proposed development are predicted to flood to a maximum depth of 300mm, at a maximum velocity of 1.2m/s, during a 0.1% (1 in 1000 year) annual probability fluvial flood event;
- The predicted flood depths on the highways and paths adjacent to the proposed development during a 1% (1 in 100 year) plus 25% for climate change fluvial flood event are marginally less than those predicted during a 0.1% event;
- These predicted flood depths and velocities result in a hazard rating classed as 'danger for most', which includes the general public, on the main access road to the east. The FCA suggests the site is accessible from all sides and safe access/egress can be made to the flood-free areas in the west and north in an emergency. However, the submitted Site Layout plan shows a 2.8m high boundary fence is proposed, which we consider may prevent access/egress to the flood-free areas in the west and north. We suggest your Authority considers this matter further to satisfy yourselves the emergency access / egress arrangements are sufficient;
- As a result of raising the site by 300mm, the highway to the east of the site is predicted to experience increased flood depths of up 20mm, the footpath immediately to the south of the site is predicted to experience increased flood depths of up to 100mm;

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- There are no predicted flood depth increases to nearby properties, and no additional properties are placed at flood risk.

Ecologist - The submitted Habitat Survey is acceptable. Offers no objections to the development but recommends planning conditions to prohibit vegetation clearance during breeding bird season and require provision of bat and bird boxes on new dwellings.

ADVERTISEMENT

Extent of advertisement: The application was advertised via a site notice, press notice and neighbour notification letters were sent to 12 nearby premises/properties. The application has also carried out a pre-application consultation.

Response: No responses were received relative to the consultation exercise for the planning application. The applicant's pre-application consultation received two responses one of whom was a local member.

Summary of observations:

The pre application consultation carried out by the applicant received the following comments:

The proposal is an over development of what is a small site.

- Poor amenity space for the flats
- A large proportion of the site is given over to hard paving to accommodate the parking provision.
- This provides only 1 parking space per dwelling unit which means there is no parking for visitors
- The development is very cramped and will result in a poor environment for the residents.
- This is yet another example of "infill development" which will affect the cumulative impact of this part of the town on existing infrastructure such as highways, schools and medical facilities
- Expresses a view that the site should be developed for a Senior citizen complex.
- Adverse impact on amenity of existing dwelling in terms of overlooking, privacy and overshadowing.
- Loss of view
- Overbearing impact.
- Concern in relation to highway safety
- Concern over future occupiers
- Impact on natural environment
- Problems with existing drains

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SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?

It is not considered that crime and disorder will be materially affected by the development.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species?

A survey was carried out and no evidence was found, but an advisory note will be attached to the consent and sent to the applicant as a precautionary measure.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Is this development Community Infrastructure Levy liable? Yes the site lies within the Higher Viability Zone attracting a CIL charge of £40 per sqm. However the submitted planning statement indicates that the applicant intends to provide the development as a social housing scheme and will be seeking an exemption from CIL on this basis.

ANALYSIS

Policies:

The application has been considered in accordance with national guidance, local plan policy and supplementary planning guidance. The main considerations for the application are the site's flood designation, impact on neighbour amenity, parking provision, and the visual appearance of the development on the character of the area.

The site is located within the settlement boundary as defined within adopted Local Development Plan Policy SP5 (Settlement Boundary) and therefore the principle of residential development is considered to be acceptable unless material planning considerations indicate otherwise.

The application site lies partially, but not wholly, within designated flood zone C2. Natural Resources Wales have confirmed in their consultation responses that the site is not wholly within Flood Zone C2 and have confirmed in their updated response that they do not object to the development which has been supported by a Flood Consequences Assessment informed by a hydraulic model.

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National Planning Policy in the form of Technical Advice Note (TAN) 15 (Development and Flood Risk) advises in section 6 (Justifying the location of development) that Highly Vulnerable Development, which includes residential development, should not be permitted within Flood Zone C2. However within section 11.1 of the TAN it clarifies that "where a site falls partially within Zone C it will be a matter for the planning authority to judge whether to apply the tests in section 6 although it is probable that an assessment in accordance with section 7 and appendix 1 will be required."

Section 6 of TAN15 also indicates that "Some flexibility is necessary to enable the risks of flooding to be addressed whilst recognising the negative economic and social consequences if policy were to preclude investment in existing urban areas, and the benefits of reusing previously developed land."

The application site is located within an urban area of Caerphilly, adjacent to existing areas of housing and the site was formerly part of a factory and as such is considered to be previously developed land. In this instance, noting the site is not wholly within Flood Zone C, it is considered that the tests in section 6 of TAN15 is not required to be applied.

In determining whether the proposed development would meet the requirements of section 7 (Assessing flooding consequences) of TAN15 the response of Natural Resources Wales who provide expert advice on the flooding consequences and the acceptability of the flooding consequences in terms of the risks to people and property has been considered in conjunction with TAN15.

Discussions in relation to the hydraulic model were undertaken between the developer and Natural Resources Wales and Natural Resources Wales have stated that the Flood Consequences Assessment is an accurate assessment of the risks and consequences of flooding at this location. Natural Resources Wales are satisfied the risks and consequences of flooding can be managed to an acceptable level, subject to the imposition of a suitably worded condition to control the final site ground levels. It is considered that subject to planning conditions to require agreement of site level/finished floor levels and revised boundary treatments to ensure, in the event of a flood event that safe access/egress can be made to the flood-free areas that the development is acceptable in terms of flood risk meeting the requirements of TAN15.

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The impact of the development on the existing levels of amenity of occupiers of surrounding residential development has been considered. A detached property on the opposite side of the access road to the east of the development site (74 Half Acre Court) has a bedroom window in the first floor of the side elevation of the gable end of the dwelling. That dwelling originally had an unfenestrated gable end, but following the approval of a two storey extension on it a window was inserted in the side elevation to provide light to a bedroom. The closest directly facing windows on the proposed dwellings opposite will be approximately 17.5 metres away and view across the access road. It is considered that there will not be an unacceptable impact on neighbour amenity noting views towards the bedroom window in number 74 Half Acre Court are already possible from the adjacent public highway. Numbers 70 and 71 Half Acre court also to the east have their rear elevations facing the application site but are set back substantially and no unacceptable overlooking would occur as a result of the development.

In respect of the residential properties which lie to the south of the application site, number 51 Small Meadow Court has an unfenestrated gable end facing the application site and a curved rear facade so views between fenestration on plots 1 and 2 will be angled. Number 50 Small Meadow Court has a partially curved rear facade and has first floor fenestration which views onto the application site directly towards the closest side elevation of plots 1 and 2. A public pathway runs between the rear garden areas of properties 50 and 51 Small Meadow Court and the application site. It is considered that there would be no unacceptable overlooking introduced by the proposed development to fenestration and gardens of numbers 50/51 Small Meadow Court.

It is also considered that there will not be an unacceptable impact in terms of light or overshadowing to any surrounding property, the application properties' ridge heights will be higher than surrounding properties due to their design and the need to increase levels for flood prevention; however, within the nearby development to the south (Small Meadow Court/Acre Court) there are examples of similar variation in ridge heights existing between dwellings and apartment blocks.

The impact of the new development is also mitigated to an extent by the separation from the site of neighbouring properties and relative orientations of proposed properties where massing reduces to the eaves levels. Properties on Half Acre Court/Small Meadow Court are to the south of the application site which lessens the impact of winter overshadowing. Two properties further west, numbers 19 and 20 Acre Close have their rear facades facing towards plots 9-11; however, these plots are situated behind a parking court within the application site and the impact on neighbour amenity will be acceptable.

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The business uses to the west (Home Bargains) and the north (Medical Centre) will not be unacceptably impacted by the development and it is considered that the presence of these existing uses will not have an unacceptable impact on the new dwellings amenity.

The appearance of the proposed dwellings are acceptable, utilising brick and render for the principal elevations and artificial slate roofs with good architectural detailing including use of reconstituted stone for window cills, string courses and quoin detailing. The properties have individual porch canopies to entrance doors. The two apartment buildings at the entrance gateway to the site (Plots 1-4) include ground floor bay windows on their principal elevation. It is considered that the dwellings would accord with Policy SP6 (Placemaking) in having an acceptable form and design.

The proposed layout has been considered and was altered following a pre-application advice provided by the Local Planning Authority with additional landscaping introduced in front of plots 9-11. The Transportation Engineering Manager has offered no objection to the development and it is considered that the development accords with adopted Local Development Plan Policy CW3 (Highways).

Comments from Consultees:

The Police Designing out Crime Officer provided comments on the application which included a recommendation to provide individual bin stores within each plot. The applicant was advised within pre-application advice of the preference for each plot to have individual bin storage areas. It is noted that the submitted application has provided a communal bin store area which has been relocated closer to the dwellings than the pre-application site plan which had it located on the site periphery adjacent to the parking court. It is considered, on balance, that the relocated bin storage area, which is in close proximity to dwellings and would only be accessed by walking past or in between the proposed dwellings, providing a degree of natural surveillance of those accessing the area, would not have an unacceptable impact on crime or disorder and would not warrant refusal of the application on this basis. The comments of the Police Designing out Crime Officer will be provided to the developer as advice.

Comments from public:

In respect of the comments received during the pre-application consultation carried out by the applicant

- The proposal is an over development of what is a small site.
- The development is very cramped and will result in a poor environment for the residents.

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The existing context and pattern of housing within the locality has been considered including the Small Meadow Court/Acre Close development to the south which has examples of dwelling houses and residential blocks. It is not considered that the proposed development would lead to overdevelopment or result in inappropriate development noting the surrounding housing mix/density.

- Poor amenity space for the flats

The proposed flats would have access to shared amenity space incorporating drying areas and would be within walking distance of a leisure centre and residents would have access to open space within the town.

- A large proportion of the site is given over to hard paving to accommodate the parking provision.

The individual houses (plots 9-11) have rear garden areas and the submitted layout plan provides indication of areas of grass/planting around the proposed parking court. There are small portions of grassed areas along the front and side of the apartment blocks. It is not considered that the proposed layout is unacceptable.

- This provides only 1 parking space per dwelling unit which means there is no parking for visitors

The planning submission has modified the parking arrangement from the pre-application submission and now includes one parking space per dwelling unit and one space for visitors. The Transportation Engineering Manager has offered no objection to the development which benefits from a reduction in parking requirements due to the sustainable location close to a range of facilities.

- This is yet another example of "infill development" which will affect the cumulative impact of this part of the town on existing infrastructure such as highways, schools and medical facilities.

It is acknowledged that all new development would have an impact on existing infrastructure and this has been considered as part of the application process in conjunction with consultees and the overall impact is deemed acceptable. The development will contribute towards the provision of housing within Caerphilly and in particular it has been confirmed that there are adequate places at local schools.

- Expresses a view that the site should be developed for a Senior citizen complex.

The Local Planning Authority is required to consider planning applications on the basis they have been submitted and the proposed residential development is deemed acceptable.

- Adverse impact on amenity of existing dwelling in terms of overlooking, privacy and overshadowing.

- Overbearing impact.

As detailed in the report it is considered on balance that that there will be no unacceptable impact on any surrounding property in terms of overlooking, privacy and overshadowing.

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- Loss of view

Loss of view is not a material planning consideration.

- Concern in relation to increase in traffic and highway safety

The Transportation Engineering Manager has considered the planning application and offered no objection in relation to the proposed development and access arrangements.

- Concern over development mix / future occupiers

The submitted planning application is considered to be acceptable in terms of the proposed housing mix and general concerns over likely future occupiers is not a material planning consideration in the determination of the application.

- Impact on natural environment

The Council's Ecologist and Council's Arboriculturist have reviewed the submitted information and have offered no objections to the development which is considered to have an acceptable impact on the environment.

- Problems with existing drains

The Land Drainage Officer and Dwr Cymru have both offered no objection to the development and are content that suitable drainage arrangements can be agreed with the imposition of a planning condition.

Other material considerations:

In line with Policy CW11 of the Local Development Plan developments of this type in the Caerphilly Basin area are required to provide 40% of the units as affordable housing. The developer has agreed to the provision of affordable housing in this scheme and as such it is recommended that the application be deferred to enable the completion of a Section 106 Agreement in respect of the provision of 40% affordable housing. The agreement is necessary to make the scheme policy compliant, it relates to the development which is housing, and it is reasonable and proportionate to the scale of the scheme.

The duty to improve the economic, social, environmental and cultural well-being of Wales, has been considered in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015. In reaching the recommendation below, the ways of working set out at section 5 of that Act have been taken into account, and it is considered that the recommendation is consistent with the sustainable development principle as required by section 8 of that Act.

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RECOMMENDATION that (A) the application be deferred to allow the applicants to enter into a Section 106 Obligation to provide the following:-

1. 40% provision of Affordable Housing.

On completion of the Section 106 Obligation that (B) planning permission is granted subject to the following conditions.

This permission is subject to the following condition(s)

- 01) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 02) The development shall be carried out in accordance with the following approved plans and documents:
 - Site Location Plan, drawing reference A001, received 30.10.17;
 - Site Plan, drawing reference A002, received 30.10.17;
 - Plots 1-4 Floor plans, drawing reference A003 revision A, received 30.10.17;
 - Plots 5-8 Floor plans, drawing reference A004 revision A, received 30.10.17;
 - Plots 9-11 Floor plans, drawing reference A005 revision A, received 30.10.17;
 - Plots 1-4 Elevation plans, drawing reference A006 revision A, received 30.10.17;
 - Plots 5-8 Elevation plans, drawing reference A007 revision A, received 13.11.17;
 - Plots 9-11 Elevation plans, drawing reference A008 revision A, received 30.10.17.REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.
- 03) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to deal with the contamination of the site. That scheme shall include a ground investigation and a risk assessment to identify the extent of the contamination and the measures to be taken to avoid risk to the occupants of the development when the site is developed. The development shall be carried out in accordance with the approved scheme.
REASON: In the interests of public health.

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- 04) Prior to commencement of any dwelling hereby approved site ground levels are to be raised to 300mm above the existing ground level (or alternatively the developer shall have submitted finished floor levels to be first agreed in writing with the Local Planning Authority) in accordance with the submitted Flood Consequence Assessment and the development proposals plan in Appendix B of the submitted Flood Consequence Assessment, prepared by Waterman Group, dated April 2018.
REASON: To ensure the site is predicted to be flood-free in accordance with the requirements of Technical Advice Note 15.
- 05) Before any soils or hardcore that do not fall within the green category set out in Table 2 of the WLG document 'Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems 2013' are brought on to site, a scheme for their importation and testing for contamination shall be submitted to and agreed in writing with the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved scheme.
REASON: To prevent contamination of the application site in the interests of public health.
- 06) No building approved by this permission shall be occupied or approved uses commence until a report has been submitted to and approved in writing by the Local Planning Authority which verifies that the required works have been undertaken in accordance with the remediation strategy.
REASON: To protect public health.
- 07) Prior to the commencement of the development a Working Method Statement to control the environmental effects of the demolition and construction work shall be submitted to and agreed in writing by the Local Planning Authority.
The scheme shall include:
(i) control of noise,
(ii) control of dust, smell and other effluvia,
(iii) control of surface water run off,
(iv) site security arrangements including hoardings,
(v) proposed method of piling for foundations,
(vi) construction and demolition working hours,
(vii) hours during the construction and demolition phase, when delivery vehicles or vehicles taking materials are allowed to enter or leave the site.
The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.
REASON: In the interests of the amenity of the area.

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- 08) Notwithstanding the submitted plans no works whatsoever shall commence until construction details of the proposed access have been submitted to and approved in writing by the Local Planning Authority. The access shall be completed in accordance with the agreed details prior to beneficial occupation of the development.
REASON: In the interests of Highway Safety.
- 09) The site boundary fronting the access road leading from Heol Bro Wen to Caerphilly Leisure Centre shall be set back and a 2.0m wide footway provided along the frontage, to connect into the existing footway network, which shall be constructed in permanent materials to be agreed in writing with the LPA and completed prior to beneficial occupation of the development.
REASON: To provide appropriate pedestrian access to the development.
- 10) Prior to the occupation of the development hereby approved the proposed means of access shall be laid-out, constructed and maintained thereafter, with vision splays of 2.4m metres x 33m metres. No obstruction or planting when mature exceeding 0.9 metres in height above the adjacent carriageway shall be placed or allowed to grow in the required vision splay areas.
REASON: In the interests of highway safety.
- 11) The development shall not be occupied until the area indicated for the parking of vehicles has been laid out in accordance with the submitted plans and that area shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: In the interests of highway safety.
- 12) The shared private driveway and turning area shall be constructed in permanent materials to be first agreed in writing with the Local Planning Authority. The agreed private drive and turning area shall be completed prior to beneficial occupation of the development and maintained thereafter free of obstruction.
REASON: To ensure adequate parking and turning facilities are provided.
- 13) No surface water run-off shall discharge onto the highway or into the highway surface water system.
RREASON: In the interests of highway safety.
- 14) The demolition or site/vegetation clearance associated with the development hereby approved shall not take place during the breeding season for birds, from March to August inclusive in any given year, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To ensure that breeding birds are protected. All British birds, their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000.

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- 15) Prior to the commencement of any works associated with the development hereby approved, a plan showing details of the provision of roosts and a means of access for bats in the new properties at Land at Virginia Park, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional roosting for bats as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Assembly Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 16) Prior to the commencement of any works on site, details of the provision of nesting sites for bird species (House sparrow, Swift, Starling or House martin) in the new properties at Land at Virginia Park, Caerphilly, shall be submitted to the Local Planning Authority for approval. The approved details shall be implemented before the new properties hereby approved are first occupied.
REASON: To provide additional nesting opportunities for birds as a biodiversity enhancement, in accordance with Part 1 Section 6 of the Environment (Wales) Act 2016, and policy contained in Welsh Government's Planning Policy Wales (2016) and Tan 5 Nature Conservation and Planning (2009).
- 17) Prior to the commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the occupation of the dwellings.
REASON: In the interests of the visual amenities of the area.
- 18) Prior to the commencement of the development a scheme depicting hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be carried out in the first planting and/or seeding season following the occupation of the development. Any trees or plants which within a period of 5 years from the completion of the development die or are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the visual amenity of the area.
- 19) Prior to the commencement of works on site details of measures to prevent the discharge of surface water/ land drainage onto the public highway shall be submitted to and agreed in writing by the Local Planning Authority. All works that form part of the agreed scheme shall be carried out before any part of the development to which it relates is occupied.
REASON: To ensure the development is served by an appropriate means of drainage.

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Advisory Note(s)

Please find attached the comments of The Council's Ecologist, Dwr Cymru/Welsh Water, Police - Designing Out Crime Officer that are brought to the applicant's attention.

The following policy(ies) of the Caerphilly County Borough Local Development Plan up to 2021 - Adopted November 2010 is/are relevant to the conditions of this permission: CW2, CW3, SP6, SP10.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority.

